



Thirleby Road, Mill Hill, NW7 1BQ

Asking Price £900,000 Freehold

Council Tax Band G

REAL ESTATES
Est. 1981

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****CHAIN FREE**** A large, bright 4 bedroom semi-detached family home with outstanding views. Set over 3 floors, the house is in excellent condition throughout and ideally situated in a cul-de-sac location in Mill Hill East.

The accommodation is arranged over 3 floors comprising a fitted kitchen/breakfast room with direct access to decking and a lovely wraparound garden, guest cloakroom and an integral garage which could be converted into another reception room.

To the 1st floor is the principal bedroom benefiting from fitted wardrobes and en-suite with bath and separate shower. There is also a large sunny lounge with double doors opening onto a balcony with far-reaching views. The 2nd floor offers 2 double bedrooms, both with fitted wardrobes., plus an additional single bedroom, currently used as a study. A family bathroom completes the accommodation.

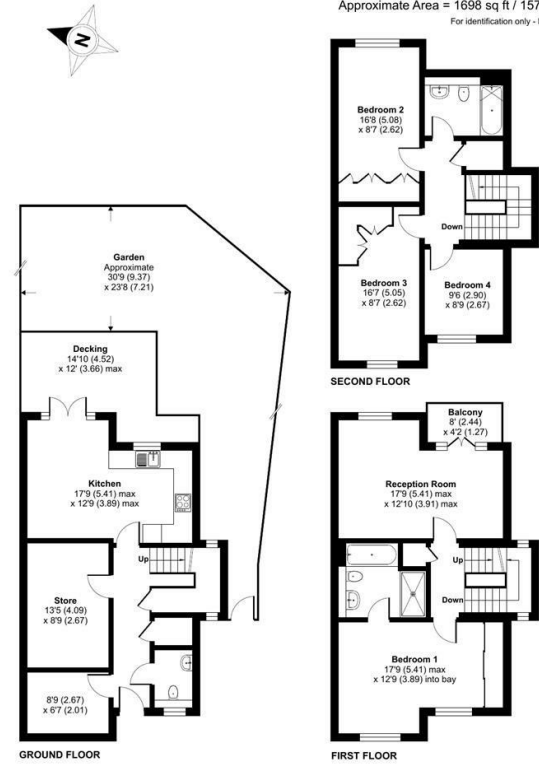
The property benefits from a driveway for one car and side access to the garden. Local green spaces, park and play areas are directly opposite. Local amenities within walking distance include Waitrose, Virgin Active Gym and Mill Hill East Northern Line tube station giving easy access into central London. Catchment area for Frith Manor Primary School and Millbrook Park CE Primary School. Darlands Nature reserve is within easy walking distance.





Thirleby Road, London, NW7

Approximate Area = 1698 sq ft / 157.7 sq m
For identification only - Not to scale



Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richcom 2023. Produced for Real Estates - REF: 907199

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	77	86
Some energy efficiency - lower running costs	D		
Less energy efficiency - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Very poor energy efficiency - higher running costs	G		

EU Directive



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